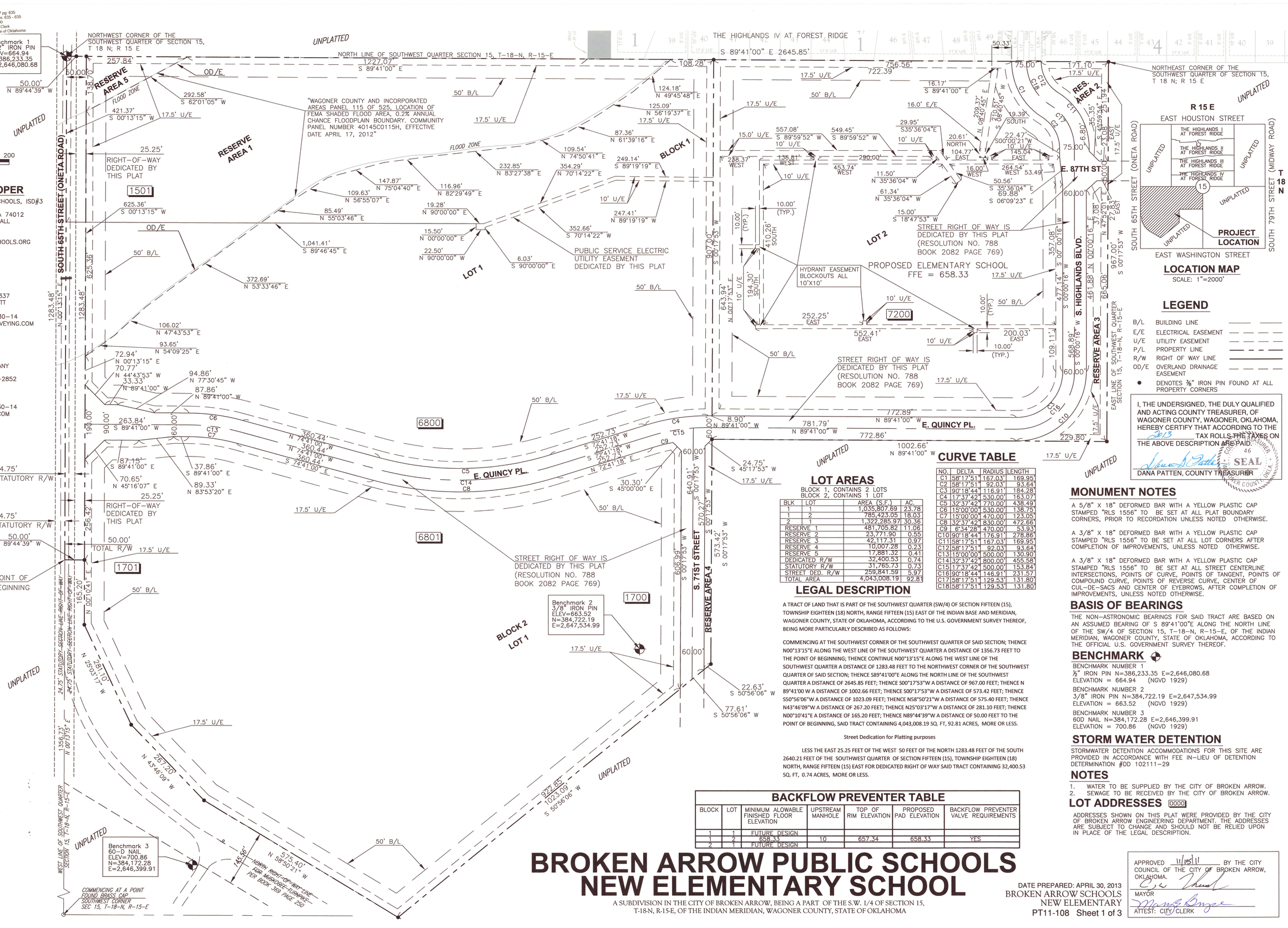
2013-10972 Book: 2107 pg: 635
8/23/2013 10:49 AM pgs: 635 - 635
Fees: $93.00 Doc: $0.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

PLC 5- 418A



OWNER/ DEVELOPER

BROKEN ARROW PUBLIC SCHOOLS, ISD#3
701 S. MAIN ST.
BROKEN ARROW, OKLAHOMA 74012
CONTACT: MICHELLE BERGWALL
PH. (918)259-5700
FX. (918)258-0399
EMAIL: MDBERGWALL@BASCHOOLS.ORG

SURVEYOR

BENNETT SURVEYING, INC.
P.O. BOX 848
CHOUTEAU, OKLAHOMA 74337
CONTACT: R. WADE BENNETT
PH. (918)476-7484
CA# 4502 EXP. DATE 6-30-14
EMAIL: WADE@BENNETTSURVEYING.COM

ENGINEER

COBB ENGINEERING COMPANY
4617 E. 91ST. S.
TULSA, OKLAHOMA 74137-2852
CONTACT: STEPHEN KING
PH. (918)663-9401
FX. (918)663-9404
CA# 32, EXP. DATE: 06-30-14
EMAIL: SKING@COBBENGR.COM

Certified True Copy
LORI HENDRICKS, COUNTY CLERK
Wagoner County, Okla.
By Deputy

LOT AREAS

BLOCK 1, CONTAINS 2 LOTS
BLOCK 2, CONTAINS 1 LOT

BLK	LOT	AREA (S.F.)	AC.
1	1	1,035,807.69	23.78
1	2	785,423.05	18.03
2	1	1,322,285.97	30.36
RESERVE 1		481,705.82	11.06
RESERVE 2		23,771.90	0.55
RESERVE 3		42,117.31	0.97
RESERVE 4		10,007.28	0.23
RESERVE 5		17,881.32	0.41
DEDICATED R/W		32,400.53	0.74
STATUTORY R/W		31,765.73	0.73
STREET DED. R/W		259,841.59	5.97
TOTAL AREA		4,043,008.19	92.81

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	58°17'51"	167.03'	169.95'
C2	58°17'51"	92.03'	93.64
C3	90°18'44"	116.91'	184.28'
C4	17°37'42"	530.00'	163.07
C5	32°37'42"	770.00'	438.49'
C6	15°00'00"	530.00'	138.75'
C7	15°00'00"	470.00'	123.05'
C8	32°37'42"	830.00'	472.66'
C9	6°34'28"	470.00'	53.93'
C10	90°18'44"	176.91'	278.86'
C11	58°17'51"	167.03'	169.95'
C12	58°17'51"	92.03'	93.64
C13	15°00'00"	500.00'	130.90'
C14	32°37'42"	800.00'	455.58'
C15	17°37'42"	500.00'	153.84'
C16	90°18'44"	146.91'	231.57
C17	58°17'51"	129.53'	131.80'
C18	58°17'51"	129.53'	131.80'

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FIFTEEN (15), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE N00°13'15"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 1356.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°13'15"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 1283.48 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE S89°41'00"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 2645.85 FEET; THENCE S00°17'53"W A DISTANCE OF 967.00 FEET; THENCE N 89°41'00 W A DISTANCE OF 1002.66 FEET; THENCE S00°17'53"W A DISTANCE OF 573.42 FEET; THENCE S50°56'06"W A DISTANCE OF 1023.09 FEET; THENCE N58°50'21"W A DISTANCE OF 575.40 FEET; THENCE N43°46'09"W A DISTANCE OF 267.20 FEET; THENCE N25°03'17"W A DISTANCE OF 281.10 FEET; THENCE N00°10'41"E A DISTANCE OF 165.20 FEET; THENCE N89°44'39"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 4,043,008.19 SQ. FT, 92.81 ACRES, MORE OR LESS.

Street Dedication for Platting purposes

LESS THE EAST 25.25 FEET OF THE WEST 50 FEET OF THE NORTH 1283.48 FEET OF THE SOUTH 2640.21 FEET OF THE SOUTHWEST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST FOR DEDICATED RIGHT OF WAY SAID TRACT CONTAINING 32,400.53 SQ. FT, 0.74 ACRES, MORE OR LESS.

BACKFLOW PREVENTER TABLE

BLOCK	LOT	MINIMUM ALOWABLE FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION	PROPOSED PAD ELEVATION	BACKFLOW PREVENTER VALVE REQUIREMENTS
1	1	FUTURE DESIGN				
1	2	658.33	10	657.34	658.33	YES
2	1	FUTURE DESIGN				

BROKEN ARROW PUBLIC SCHOOLS NEW ELEMENTARY SCHOOL

A SUBDIVISION IN THE CITY OF BROKEN ARROW, BEING A PART OF THE S.W. 1/4 OF SECTION 15, T-18-N, R-15-E, OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA

DATE PREPARED: APRIL 30, 2013
BROKEN ARROW SCHOOLS
NEW ELEMENTARY
PT11-108 Sheet 1 of 3

APPROVED 11/15/11 BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA.
MAYOR
ATTEST: CITY CLERK

LOCATION MAP

SCALE: 1"=2000'

LEGEND

B/L	BUILDING LINE	
E/E	ELECTRICAL EASEMENT	
U/E	UTILITY EASEMENT	
P/L	PROPERTY LINE	
R/W	RIGHT OF WAY LINE	
OD/E	OVERLAND DRAINAGE EASEMENT	
●	DENOTES ⅜" IRON PIN FOUND AT ALL PROPERTY CORNERS	

I, THE UNDERSIGNED, THE DULY QUALIFIED AND ACTING COUNTY TREASURER, OF WAGONER COUNTY, WAGONER, OKLAHOMA, HEREBY CERTIFY THAT ACCORDING TO THE 2013 TAX ROLLS THE TAXES ON THE ABOVE DESCRIPTION ARE PAID.

DANA PATTEN, COUNTY TREASURER

SEAL

MONUMENT NOTES

A 5/8" X 18" DEFORMED BAR WITH A YELLOW PLASTIC CAP STAMPED "RLS 1556" TO BE SET AT ALL PLAT BOUNDARY CORNERS, PRIOR TO RECORDATION UNLESS NOTED OTHERWISE.

A 3/8" X 18" DEFORMED BAR WITH A YELLOW PLASTIC CAP STAMPED "RLS 1556" TO BE SET AT ALL LOT CORNERS AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

A 3/8" X 18" DEFORMED BAR WITH A YELLOW PLASTIC CAP STAMPED "RLS 1556" TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, CENTER OF CUL-DE-SACS AND CENTER OF EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

BASIS OF BEARINGS

THE NON-ASTRONOMIC BEARINGS FOR SAID TRACT ARE BASED ON AN ASSUMED BEARING OF S 89°41'00"E ALONG THE NORTH LINE OF THE SW/4 OF SECTION 15, T-18-N, R-15-E, OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL U.S. GOVERNMENT SURVEY THEREOF.

BENCHMARK

BENCHMARK NUMBER 1
½" IRON PIN N=386,233.35 E=2,646,080.68
ELEVATION = 664.94 (NGVD 1929)

BENCHMARK NUMBER 2
3/8" IRON PIN N=384,722.19 E=2,647,534.99
ELEVATION = 663.52 (NGVD 1929)

BENCHMARK NUMBER 3
60D NAIL N=384,172.28 E=2,646,399.91
ELEVATION = 700.86 (NGVD 1929)

STORM WATER DETENTION

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE IN-LIEU OF DETENTION DETERMINATION #DD 102111-29

NOTES

1. WATER TO BE SUPPLIED BY THE CITY OF BROKEN ARROW.
2. SEWAGE TO BE RECEIVED BY THE CITY OF BROKEN ARROW.

LOT ADDRESSES 0000

ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BROKEN ARROW ENGINEERING DEPARTMENT. THE ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NOT BE RELIED UPON IN PLACE OF THE LEGAL DESCRIPTION.